



Villas Voice



www.CountrysideVillasHOA.com

Countryside Villas Newsletter, Fall 2021

HOA Management:

Community Manager:

Wendy Kelly (520) 812-9512

Wendy@ExpertHOA.com

Expert HOA Management
8880 E Speedway Blvd, STE 302
Tucson, AZ 85710

HOA Board of Directors:

President

Monica Alponte (520) 301-4483
CountrysideVillasHOA@yahoo.com

Vice President/Treasurer

Janet Horton

Secretary: Trina Almanzor

Director: Morgan Bemis

DCC&R / ARC Committee

Brian, Maryanne, Monica

Landscape Committee

Trina, Morgan, Janet, Monica
Landscape & Irrigation Issues
Call Monica (520) 301-4483

Welcome Committee

Kathy, Brian, Morgan, Trina

Newsletter: Monica Alponte

Send submissions to:

CountrysideVillasHOA@yahoo.com

2022 Board Meetings

Thurs, Jan 13 @ 9am
Thurs, Apr 14 @ 9am
Thurs, Jul 14 @ 9am
Thurs, Oct 13 @ 9am

Meetings are held at

Countryside Community Center
9151 N. Bald Eagle, Tucson AZ
<http://www.cccanews.com>
All Homeowners Welcome!

Landscaping ~

Action Yard & Tree Service's contract ended 10-15-2021. New landscapers (MSM Landscaping) started 11-4-2021. MSM provides more man-hours, lower cost, quality trimming with nicely shaped bushes tapered at bottom and underbrush removed providing circulation and visibility; and small irrigation fixes at no extra charge.

Landscaping schedule: Every Thursday (7am-11am)

Weekly maintenance will be done in 5 ongoing rotating sections:

- 1) Southside Doria
- 2) Northside Doria
- 3) Carolanne
- 4) Joanna
- 5) Matilda



- During winter cut down plants to rejuvenate for Spring bloom
- Clear vegetation from wash behind Doria (late Jan/Feb)
- Preemergent (Feb); and weed spraying (Spring and as needed)
- Ongoing irrigation monitoring and adjusting timers each season
- Hand pulling larger weeds, and weed spraying for smaller ones
- Trim suckers off trees, (tree trimming over 10' done separately)
- Remove hitchhiker plants growing in between existing plants

Clearing & Cleanup Desert Common Areas: Villas' Yellow Vest volunteers ~



In March 2021 the Board got estimates for clearing vegetation and old cactus patches from the Villas desert common grounds, prices ranged from \$5k to \$8k. To save money, the Board created a landscape volunteer team to work at no cost clearing patches of prickly pear cactus replacing with agave; removing old tree stumps, replacing flowers and plants, weeding by hand and more. The team wears yellow safety vests with "CVHOA" stamped on back for easy recognition; and receives no benefits nor monetary compensation. **If you'd like to volunteer contact Landscape Committee.**



DCC&R / ARCHITECTURAL ~

- New roof approved and installed at 8883 N Joanna (Nov 2021)
- HOA Manager Wendy Kelly conducted walkaround (11-11-2021)
- Visitor/Short-term Parking signs to be installed (Dec 2021)

Missed the Meeting?
Contact Wendy and she will send you the approved Minutes and Financials
wendy@experthoa.com



NOTE FROM MANAGER WENDY KELLY~

As we move through the Holiday Season for 2021 I would like to take this opportunity to wish you all the best for your holidays!

*I've been working with your Board of Directors, and the community is looking great and running smoothly. At the last meeting (11-11-2021) **the Board voted to conduct quarterly meetings and publish quarterly newsletters for 2022 (newsletters will continue to be delivered to homeowners' gates and also posted on the Villas' website).** We also discussed the dissemination of the approved minutes and financials for your community. **If you would like to have a copy of the minutes and financials sent to you after they've been approved, please email your request to me and I will be happy to send them to you!***

*As always, if you have any questions, please contact me on my cell at **520-812-9512** or via email at wendy@experthoa.com and I will get back to you as soon as possible.*

*Should you have any questions about your **statement or payments**, contact our office at **520-829-7120** or experthoa@gmail.com and one of office/accounting staff members will be happy to help you.*

Thank you for your time and have a very happy and safe Holiday Season!

~ Wendy Kelly, HOA Manager



Homeowner Reminders~



Please remember to turn your outside light on at dusk for community lighting and safety; your light illuminates your house number which is critical for visibility for emergency vehicles or deliveries coming at night.



Please keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." **An open garage invites theft; and also snakes and other wildlife onto your property.**



Prevent your delivery packages from being stolen from your porch: Have your packages left INSIDE your gate and keep a close eye on them.



Please keep your pets safely on leashes and remember to clean up their waste. Small dogs off leashes can fall prey to coyotes, hawks, bobcats, and other dogs who may appear suddenly without notice. Large dogs off leashes can also be dangerous or nuisances.



Never dump paint or chemicals onto street: The Villas' have no gutter drains ← so any liquid will flow onto the street. Homeowners (or their contractors) who dump such substances will be charged \$ for the cost of having the damaged portion of the street repaired, which is usually seal coating and very expensive!